

18B Coates Crescent

WEST END, EDINBURGH, EH3 7AF



*STYLISH MAIN-DOOR GARDEN FLAT
IN THE HEART OF THE WEST END*



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk





McEwan Fraser Legal is delighted to present this rarely available, main-door basement flat in the highly sought-after Coates Crescent in the heart of Edinburgh's West End. An ideal property for development/ renovation. This stunning three-bedroom property perfectly blends classic Edinburgh charm with contemporary finishes, offering exceptional space, period features, and unbeatable city centre convenience. Entering via a private main door, the spacious and bright hallway sets the tone for the rest of the home, showcasing the generous proportions and timeless appeal of this elegant apartment.

The property boasts a large, beautifully finished living room with feature cornicing and large panelled windows that flood the space with natural light. From here, French doors open directly into a private garden – a rare find in this central location – providing a perfect setting for entertaining or relaxing outdoors.





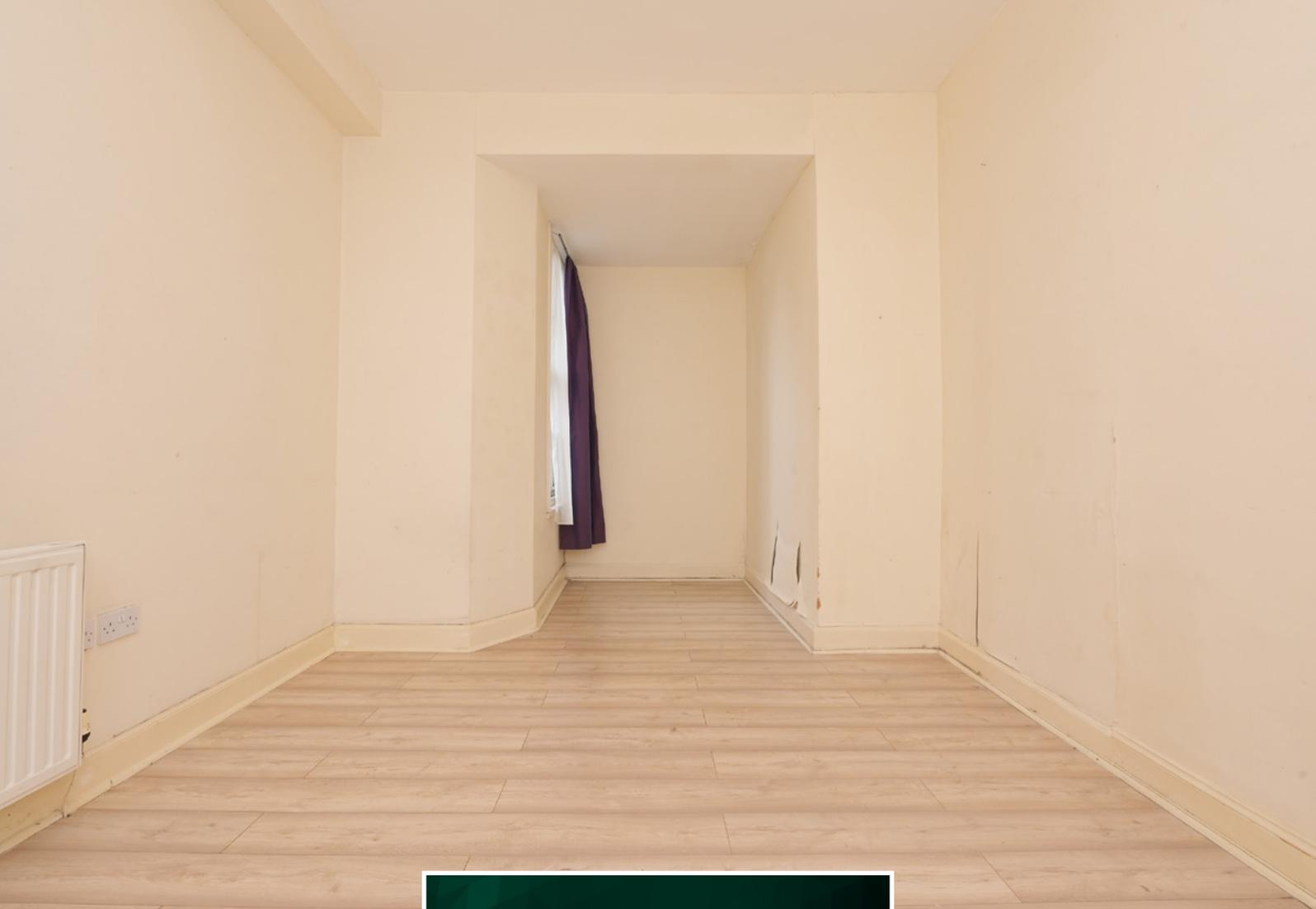
The modern kitchen offers excellent storage and preparation space, with integrated appliances including an induction hob and oven, seamlessly complementing the clean design.





There are three generously sized double bedrooms, all with large bright windows and ample space for free-standing or built-in storage. The bathroom is bright and airy, offering a fresh, contemporary feel.





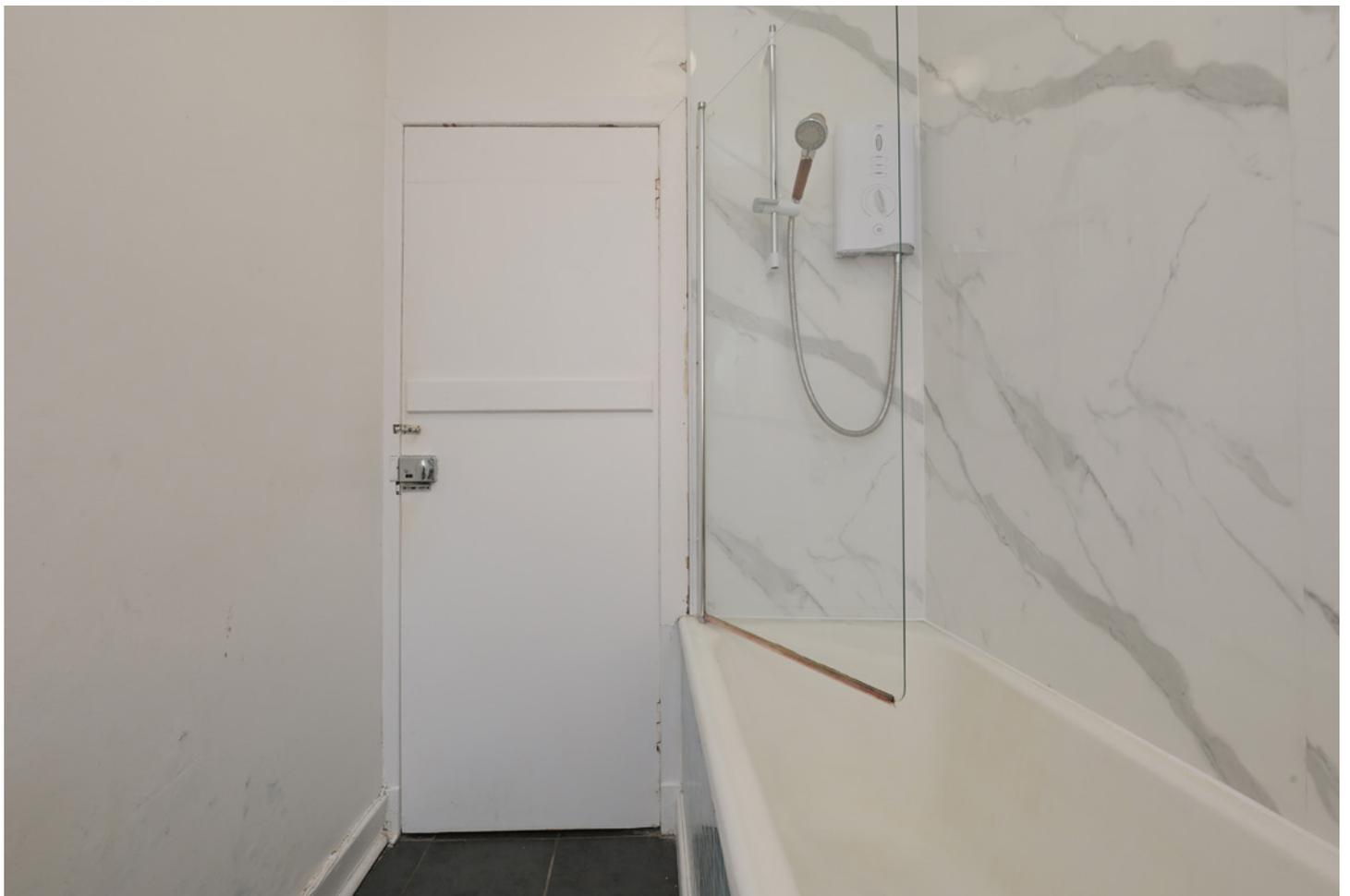
Bedroom 2





Bedroom 3

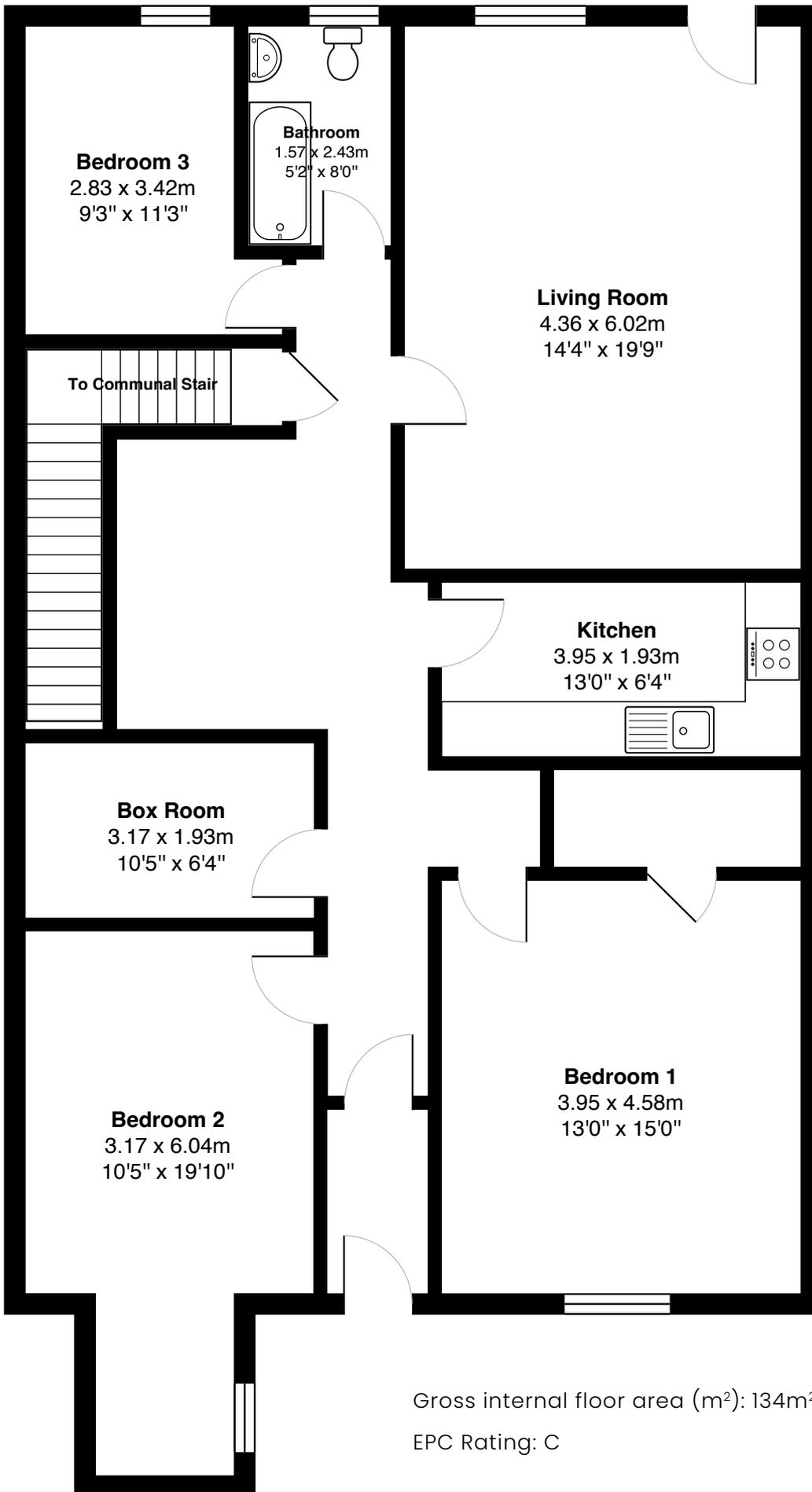






Further benefits include an abundance of storage throughout, a charming patio area at the front with access to a private cellar, and immediate proximity to the West End tram stop, providing direct links to Edinburgh Airport and beyond.





Externally, the property retains its classic Edinburgh façade, lending real curb appeal in a location renowned for its architecture and prestige.

This is a rare opportunity to acquire a character-filled property in a prime West End address, offering both elegant living and outstanding connectivity.

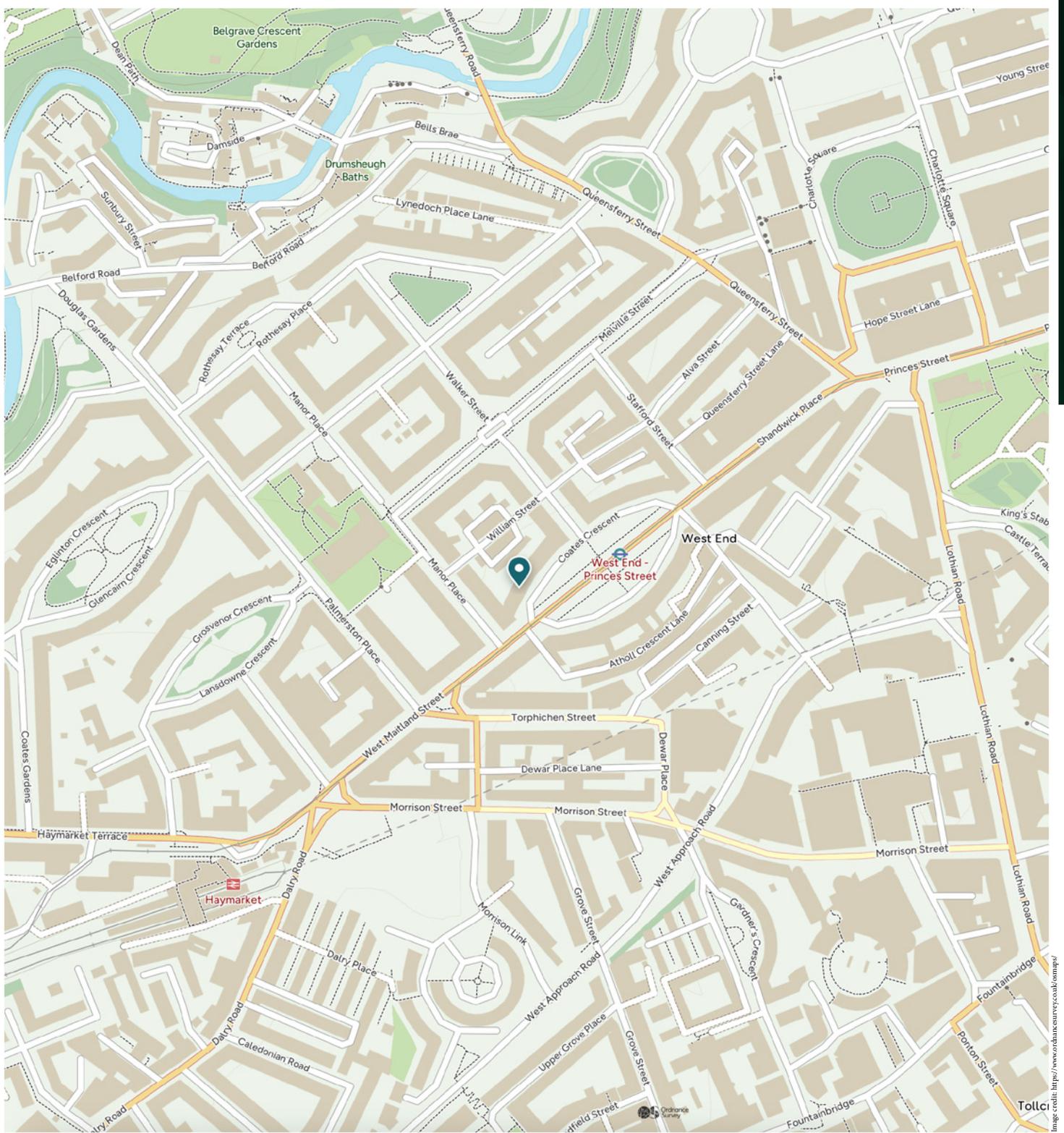




Edinburgh's city centre and West End are famous for their Georgian and Victorian architecture. The interiors often feature spacious high ceiling rooms with beautiful, ornate cornice work and ceiling roses. There is possibly no greater concentration of this style and quality of architecture to be found anywhere else in Britain.

Princes Street, with its beautiful backdrop of Edinburgh Castle and Princes Street Gardens, offers some of Edinburgh's most specialist shops, as well as truly extensive shopping facilities. There is an endless variety of restaurants and bars with every possible taste in food catered for hotels, theatres and cinemas are all within easy reach at the West-End and are, at most, a five minute walk away. Art galleries and places of historical interest abound.

Small, local shopping centres are distributed all around the West End and New Town at places like William Street and Queensferry Road, and these supply all daily requirements adequately. There are regular public bus services to all parts of the city and beyond, whilst Haymarket and Waverley Station provides an excellent train service to all parts of the country.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

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ZOE CARMICHAEL
Surveyor



Professional photography
MARK BRYCE
Photographer



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ALAN SUTHERLAND
Designer

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